



CITY OF BRUNSWICK

1 W. Potomac Street • Brunswick, Maryland 21716 • (301) 834-7500

Brunswick Planning Commission Minutes September 25, 2006

Commission Members Present: Vice Chair Connie Koenig, Council Liaison Walt Stull, Don Krigbaum, and Ellis Burruss, Alternate.

Staff Present: Planning and Zoning Administrator Rick Stup, City Development Review Planner Jeff Love, and Comprehensive and Utility Planner Jack Whitmore.

Vice Chair Koenig called the meeting to order at 7:00 PM.

Ms. Koenig requested all those in attendance who were going to speak to rise and be sworn in.

Minutes

The minutes of the August 28, 2006 meeting were reviewed and approved as amended. (MOTION by Mr. Burruss and seconded by Mr. Krigbaum unanimously passed.)

The minutes of the September 18, 2006 workshop were reviewed and approved as submitted. (MOTION by Mr. Burruss and seconded by Mr. Stull unanimously passed.)

Chair

Ms. Koenig stated that the night's events were being televised and recorded.

Mr. Stup informed the Commission of Mr. Gladstone's condition following his surgery; explained the information distributed on the dais; requested conformation for attendance at the Annual MCPA Conference and announced that Ms. Larsen was not present due to a scheduling conflict.

Old Business

Master Plan

Staff review of the status and schedule revisions for Update/Re-write of the current City of Brunswick Master Plan

Mr. Whitmore reviewed the Schedule and progress with regard to the Master Plan Update/Rewrite.

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Ms. Koenig questioned the date of the Joint Workshop with the Mayor & Council stating that she was an Election Judge and could not attend and that Mr. Gladstone was also an Election Judge. Other than that conflict, the Commission concurred with the progress and the schedule.

Messrs. Stup and Whitmore commented on the possibilities to re-schedule the Workshop, and stated they would confer with the Mayor. The Workshop needs to be re-scheduled for Monday, November 6th, or Thursday, November 9th, in order not to lose a month in the schedule.

New Business:

Public Hearing

Zoning/Subdivision – Text Amendments

Zoning Ordinance

Review of Mayor & Council initiated amendment (Ordinance 444) to the Zoning Ordinance, Article 5, Section 5.4 and Article 24, Section 24.3 for a recommendation to the Mayor and Council. BR-ZO-06-01-TA

Staff Presentation and Recommendation

Mr. Stup presented the Staff Report and recommendation stating that Staff recommends approval of the Amendment to Articles 5 and 24 of the Zoning Ordinance in accordance with the Staff Report and that the approval recommendation is forwarded to the Mayor & Council as BPc Resolution 06-03.

Mr. Stup answered questions from the Planning Commission.

Applicant: None since the City is the applicant.

Public Comment: None.

Rebuttal:

None since the applicant is the City.

Decision:

Mr. Burruss made a motion to approve the amendment in accordance with the staff report and forward BPc Resolution 06-03 to the Mayor & Council; Mr. Krigbaum seconded the motion.

VOTE: Yea 4 Nay 0

Zoning – Site Plan

Galyn Manor Recreational Amenities Site Plan – Request for reconsideration of Site Plan Approval for 23092 SF of Recreational Areas in the Galyn Manor PUD, located West of MD Route 464, North of Souder Road. Zoning Classification: R-1; BR-PUD-01-SP-RA

Staff Presentation and Recommendation

Mr. Love presented the Staff Report for proposed recreational amenities within the Galyn Manor PUD.

Since it is still unclear what the HOA has requested, there isn't a Staff recommendation. The Commission has several options:

1. Fail to reconsider the August action, which means that the action with conditions stands.
2. Vote to reconsider the Site Plan but postpone it until the October meeting when all of the current issues and facts have been submitted to Staff.
3. Vote to reconsider the Site Plan and hear the additional testimony during the September meeting for another decision/action.

Messrs. Love and Stup answered Commission questions with regard to the proposed site plan and Staff Recommendation.

Applicant:

Mr. Mike Acker, Galyn Manor Homeowners Association (HOA) Secretary, explained the request, the position of the HOA and requested reconsideration of the case.

Mr. Mike McCann, Pulte Homes, asked the Commission to reconsider the case in accordance with the HOA request.

Mr. Stup answered Commission questions, commented on the request and provided information on the various options to proceed.

Decision:

Mr. Burruss made a motion to reconsider the Galyn Manor Recreation Amenities Site Plan case, in accordance with the Galyn Manor HOA request and hear the case tonight; Mr. Stull seconded the motion.

VOTE: Yea 4 Nay 0

Galyn Manor Recreational Amenities Site Plan – Request for Site Plan Approval for 23092 SF of Recreational Areas in the Galyn Manor PUD, located West of MD Route 464, North of Souder Road. Zoning Classification: R-1; BR-PUD-01-SP-RA

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Applicant:

Mr. Robert Dalrymple, Linowes & Blocher, presented the applicant's case with Messers. Mike McCann and Joe McGraw, Pulte Homes, which included the concept for the temporary use of the Future School Site. Commission questions were answered regarding this proposal.

Public Comment:

Mr. Gary Williams, Galyn Manor HOA Secretary, presented the position of the HOA.

Ms. Joanne Williams, Galyn Manor HOA Treasurer, commented on the proposal.

Ms. Leslie Bolen-Gum, Galyn Manor HOA Vice President, commented on the proposal.

Mr. Mark Kramer, Galyn Manor HOA President, commented on the proposal.

Mr. Mike Acker, Galyn Manor HOA Secretary, commented on the proposal.

Rebuttal:

Mr. Stup answered Commission questions, commented on the request and provided information on the various options to proceed.

Mr. Acker stated that it is the HOA Board's position that active recreation areas are more attractive to the community, and was not against passive areas proposed, just the type of improvements that were proposed.

Messrs. McCann and Dalrymple addressed the HOA proposal for the use of a remaining building lot in Phase II in Construction Phase 1, and stated that the developer could not be legally held to doing as such. The proposal to build the third tot lot on the BOE Site was offered as a temporary solution by the developer.

Mr. Kramer again emphasized that the HOA Board was looking for areas that were more active in nature.

Decision 1:

Mr. Burruss made a motion to approve the two (2) site, Recreation Site Plan from the August meeting in accordance with the August Staff Report; Mr. Stull seconded the motion.

VOTE: Yea 4 Nay 0

Decision 2:

Mr. Burruss made a motion to approve the applicant's concept for the use of the BOE Parcel with the following conditions:

1. The applicant is to proceed with the concept to obtain BOE approval for the use of the Temporary Use of the Future School Site.

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Decision 2 Cont.

2. A Site Plan for the School Site use is required to be submitted for BPc approval once the BOE has granted use approval and their conditions are known.
3. The Site Plan is to address the use and landscaping opportunities of the eight (8) areas proposed at the June Planning Commission Meeting.
4. The applicant is bound by their testimony.

VOTE: Yea 4 Nay 0

2007 Submission Schedule Policy

2007 Submission, Posting, TAC Meetings and Resubmission of items for Planning Commission action

Mr. Stup reviewed the 2007 Submission Schedule and answered the Planning Commission Member's questions.

Decision:

Mr. Burruss made a motion to approve the 2007 Submission Schedule as presented by Staff; Mr. Krigbaum seconded the motion.

VOTE: Yea 4 Nay 0

Public Comment

Mr. Stup stated that there would be a regular meeting next month on October 23, 2006.

Adjournment

The meeting was adjourned at 9:40 PM.

Respectfully submitted,

Connie J. Koenig, Vice Chair
Brunswick Planning Commission